

WHITE SHELL BAY

A PART OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 45 PAGE 87

SHEET 1 OF 2

TAXES VERIFIED R.B.F.

CAPTION

A PART OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 5, BLOCK 8 OF HECKSHER DRIVE ESTATES UNIT 3, AS RECORDED IN PLAT BOOK 24, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 75°00'00" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF RAMOTH DRIVE (A 60 FOOT RIGHT OF WAY), A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 15°00'00" WEST, ALONG THE EASTERLY LINE OF SAID RAMOTH DRIVE AND THE EASTERLY LINE OF LOT 17, BLOCK 9 OF SAID HECKSHER DRIVE ESTATES UNIT 3, A DISTANCE OF 215.00 FEET TO A POINT ON A TRAVERSE LINE MEANDERING THE MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FOURTEEN (14) COURSES: NORTH 75°22'21" EAST, A DISTANCE OF 240.57 FEET; THENCE NORTH 65°59'12" EAST, A DISTANCE OF 336.43 FEET; THENCE NORTH 46°10'15" EAST, A DISTANCE OF 332.56 FEET; THENCE SOUTH 60°17'56" EAST, A DISTANCE OF 231.06 FEET; THENCE NORTH 74°18'49" EAST, A DISTANCE OF 622.00 FEET; THENCE SOUTH 82°33'11" EAST, A DISTANCE OF 411.34 FEET; THENCE SOUTH 41°52'51" EAST, A DISTANCE OF 157.69 FEET; THENCE NORTH 44°07'09" EAST, A DISTANCE OF 431.89 FEET; THENCE SOUTH 49°39'51" EAST, A DISTANCE OF 220.86 FEET; THENCE SOUTH 53°43'02" WEST, A DISTANCE OF 224.70 FEET; THENCE SOUTH 80°48'19" WEST, A DISTANCE OF 132.27 FEET; THENCE SOUTH 71°09'35" WEST, A DISTANCE OF 361.55 FEET; THENCE SOUTH 79°01'35" WEST, A DISTANCE OF 777.22 FEET; THENCE SOUTH 68°48'20" WEST, A DISTANCE OF 1097.53 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF PARCEL "B"; THENCE NORTH 15°00'00" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 142.53 FEET; THENCE SOUTH 75°00'00" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS, VOLUME 5850, PAGE 1404 OF SAID CURRENT PUBLIC RECORDS.

MORTGAGEE CONSENT

THIS IS TO CERTIFY THAT SOUTHEAST BANK, N.A., BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION DO HEREBY JOIN IN AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS WHITE SHELL BAY, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS: Dennis H. Ellis BY: John F. Jones
WITNESS: Cynthia A. Perrett JOHN F. JONES, SR. VICE PRESIDENT
SOUTHEAST BANK, N.A.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF May, A.D., 1989, BY JOHN F. JONES, SR. VICE PRESIDENT, SOUTHEAST BANK, N.A., ON BEHALF OF SAID MORTGAGEE.

Dennis H. Ellis June 29, 1991
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE. MY COMMISSION EXPIRES.

MORTGAGEE CONSENT

THIS IS TO CERTIFY THAT TOURNAMENT COLONY, INC., A FLORIDA CORPORATION, BEING A MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION, DO HEREBY JOIN IN MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT TO BE KNOWN AS WHITE SHELL BAY, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS: Dan M. Sawyer BY: Fred L. Ahern
WITNESS: Lyndee Gardner FRED L. AHERN, VICE PRESIDENT
TOURNAMENT COLONY, INC. A
FLORIDA CORPORATION.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY MAY, A.D., 1989, BY FRED L. AHERN, VICE PRESIDENT, TOURNAMENT COLONY, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Rebecca J. Johnson December 3, 1992
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE. MY COMMISSION EXPIRES.

DEVELOPERS CERTIFICATE

THIS IS TO CERTIFY THAT LITTLE MARSH PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, HAS DEPOSITED WITH THE CITY OF JACKSONVILLE SUFFICIENT COLLATERAL, IN COMPLIANCE WITH SECTION 654.109 OF THE MUNICIPAL CODE, IN AN AMOUNT EQUIVALENT TO ONE HUNDRED PERCENT OF ALL REMAINING COSTS FOR ENGINEERING AND CONSTRUCTION (INCLUDING SIDEWALKS) AND COSTS OF PLACING PERMANENT CONTROL POINTS, AS GUARENTEE THAT ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA.

SIGNED THIS 20th DAY OF May, A.D., 1989.

BY: David S. Golden BY: [Signature]
DAVID S. GOLDEN, PRESIDENT DIRECTOR OF PUBLIC WORKS
LITTLE MARSH PROPERTIES, A
FLORIDA GENERAL PARTNERSHIP

CLERKS CERTIFICATE 89-110675

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK 45, PAGE(S) 87, 87A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 24th DAY OF October, A.D., 1989.

Henry W. Cook M. Wootson
HENRY COOK, CLERK OF THE CIRCUIT COURT DEPUTY CLERK

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED, ACCEPTED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 11375 OF SAID CITY, ADOPTED BY ITS COUNCIL, AND APPROVED BY ITS MAYOR THIS 29th DAY OF September, A.D., 1989.

James L. Ray Charles W. Kell
MEMOR OF THE CITY OF JACKSONVILLE SECRETARY TO THE COUNCIL OF THE
CITY OF JACKSONVILLE

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT THE PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE.

SIGNED AND SEALED THIS 22 DAY OF MAY, A.D., 1989.

Donn W. Boatwright
DONN W. BOATWRIGHT, P.L.S.
FLORIDA REGISTERED LAND SURVEYOR No. 3295

APPROVED

DATE: 9/7/89
For Director of Public Works
By: Dan M. Sawyer
City Engineer

For Council
By: Charles Wootson

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LITTLE MARSH PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS, TO BE KNOWN AS WHITE SHELL BAY. NO PART OF SAID LANDS IS DEDICATED TO THE CITY OF JACKSONVILLE OR TO THE PUBLIC. ALL OF THE PROPERTY DESIGNATED AS EASEMENTS AND ALL THE PROPERTY DESIGNATED ON THIS PLAT AS TRACTS, IS AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF SAID LITTLE MARSH PROPERTIES, ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID PRIVATE EASEMENTS AND TRACTS. SAID LITTLE MARSH PROPERTIES DOES HEREBY GRANT TO PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICK-UP AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY SAID LITTLE MARSH PROPERTIES TO SERVE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS SAID LITTLE MARSH PROPERTIES MAY, FROM TIME TO TIME, DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE EASEMENTS. ALL OF SAID EASEMENTS ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF SAID LITTLE MARSH PROPERTIES, ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS. REGARDLESS OF THE PRECEDING PROVISIONS, SAID LITTLE MARSH PROPERTIES RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS AND EGRESS TO ANY PERSON WHO, IN THE OPINION OF SAID LITTLE MARSH PROPERTIES, MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR A NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT.

LITTLE MARSH PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OR MUNICIPALITY OR OTHER GOVERNMENTAL BODY POLITIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY OF THE LANDS ON THIS PLAT DESIGNATED AS DRAINAGE, UTILITY AND SEWER EASEMENTS.

IN WITNESS THEREOF, LITTLE MARSH PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, DAVID S. GOLDEN, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME, AND WITH ITS CORPORATE SEAL AFFIXED THIS 11th DAY OF May, A.D., 1989.

LITTLE MARSH PROPERTIES, A FLORIDA GENERAL PARTNERSHIP

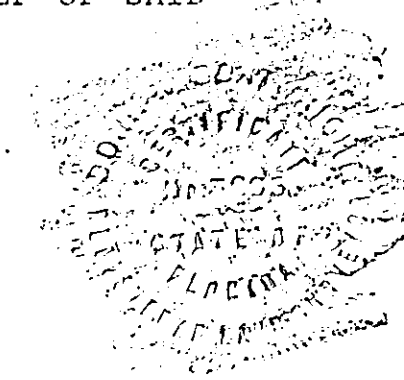
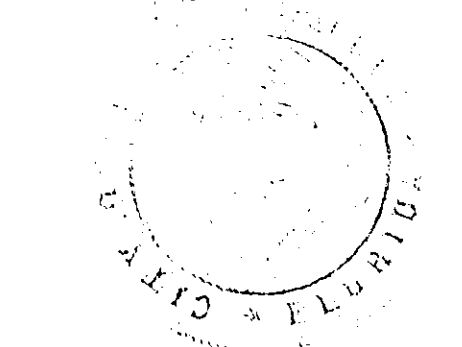
BY: SMITH-GOLDEN MARSH PROPERTIES, A FLORIDA GENERAL PARTNERSHIP AND MANAGING PARTNER. BY: DSG FORTY PROPERTIES, INC. A GEORGIA CORPORATION AND PARTNER.

WITNESS: David S. Golden WITNESS: Susan Crowder
DAVID S. GOLDEN, ITS PRESIDENT.

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, A.D. 1989 BY DAVID S. GOLDEN, PRESIDENT OF LITTLE MARSH PROPERTIES, A FLORIDA GENERAL PARTNERSHIP. ON BEHALF OF SAID PARTNERSHIP.

Jean P. Cain [Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE. MY COMMISSION EXPIRES.



WHITE SHELL BAY

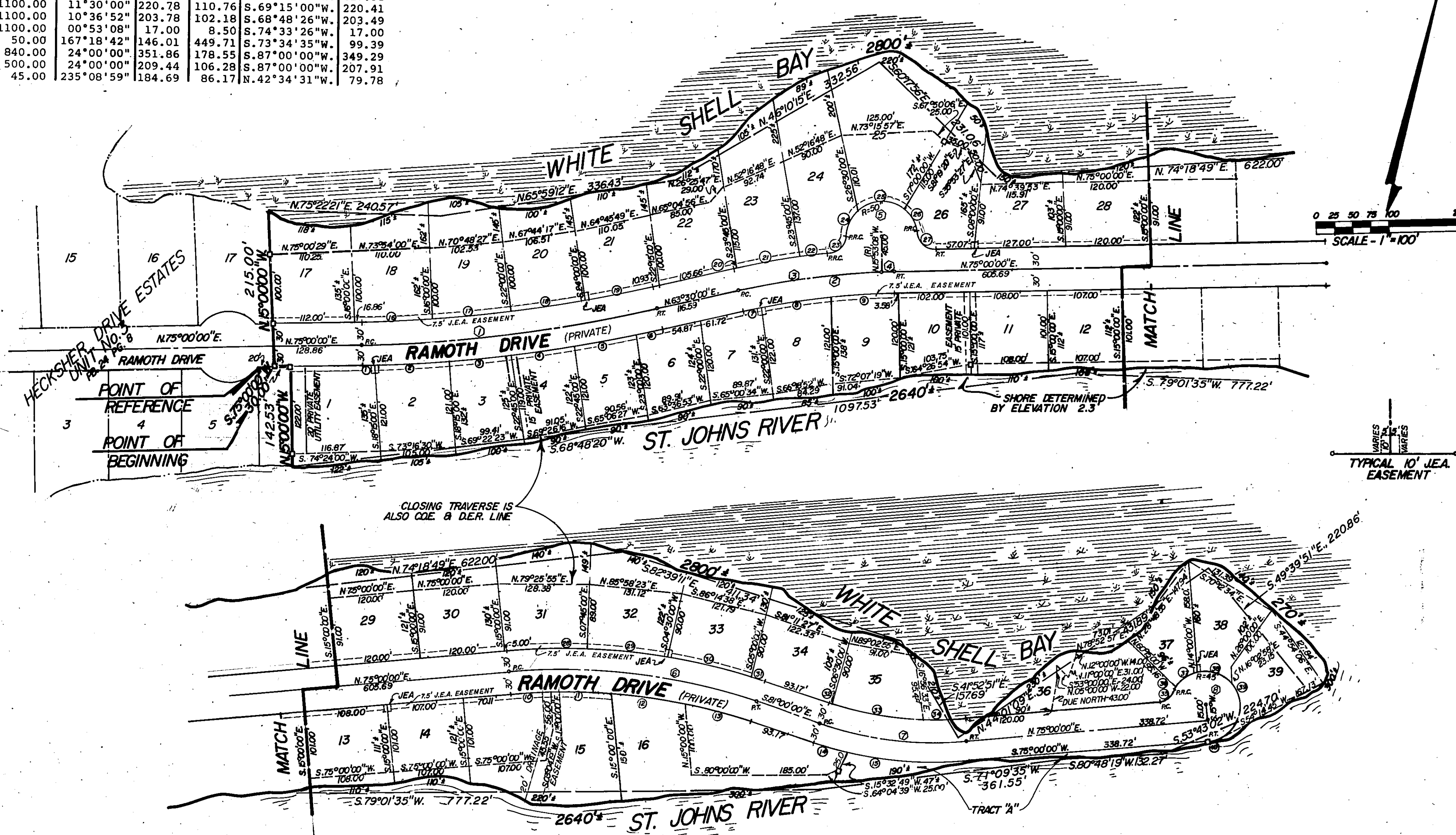
A PART OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 28 EAST, CITY OF JACKSONVILLE
DUVAL COUNTY, FLORIDA

PLAT BOOK 45 PAGE 87A

SHEET 2 OF 2

CENTERLINE CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD DISTANCE
1	2084.00	11°30'00"	418.29	209.85	S.69°15'00"W.	417.58
2	1100.00	11°30'00"	220.78	110.76	S.69°15'00"W.	220.41
3	1100.00	10°36'52"	203.78	102.18	S.68°48'26"W.	203.49
4	1100.00	00°53'08"	17.00	8.50	S.74°33'26"W.	17.00
5	50.00	167°18'42"	146.01	449.71	S.73°34'35"W.	99.39
6	840.00	24°00'00"	351.86	178.55	S.87°00'00"W.	349.29
7	500.00	24°00'00"	209.44	106.28	S.87°00'00"W.	207.91
8	45.00	235°08'59"	184.69	86.17	N.42°34'31"W.	79.78



CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD DISTANCE
1	2114.00	00°18'07"	11.14	5.57	S.74°50'57"W.	11.14
2	2114.00	02°50'46"	105.01	52.52	S.73°16'30"W.	105.00
3	2114.00	02°26'22"	90.01	45.01	S.70°37'56"W.	90.00
4	2114.00	02°28'00"	91.01	45.51	S.68°10'45"W.	91.00
5	2114.00	02°26'22"	90.01	45.01	S.65°43'34"W.	90.00
6	2114.00	01°00'23"	37.14	18.57	S.64°00'12"W.	37.14
7	1070.00	01°30'51"	28.28	14.14	S.64°15'26"W.	28.28
8	1070.00	05°18'11"	99.03	49.55	S.67°39'57"W.	99.00
9	1070.00	04°40'58"	87.45	43.75	S.72°39'31"W.	87.42
10	810.00	03°44'59"	53.01	26.51	S.76°52'29"W.	53.00
11	810.00	05°57'10"	84.15	42.11	S.81°43'34"W.	84.12
12	810.00	07°34'27"	107.08	53.62	S.88°29'22"W.	107.00
13	810.00	06°43'24"	95.05	47.58	N.84°21'42"W.	95.00
14	530.00	05°30'56"	51.02	25.53	N.83°45'28"W.	51.00
15	530.00	18°29'04"	170.99	86.24	S.84°14'32"W.	170.25
16	2054.00	02°35'54"	93.15	46.58	S.73°42'03"W.	93.14
17	2054.00	03°09'09"	113.01	56.52	S.70°49'31"W.	113.00
18	2054.00	03°04'08"	110.01	55.02	S.67°42'53"W.	110.00
19	2054.00	02°40'49"	96.09	48.05	S.64°50'25"W.	96.08
20	1130.00	00°13'12"	4.34	2.17	S.63°36'36"W.	4.34

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD DISTANCE
21	1130.00	04°33'53"	90.02	45.04	S.66°00'08"W.	90.00
22	1130.00	02°07'34"	41.93	20.97	S.69°20'51"W.	41.93
23	25.00	80°29'23"	35.12	21.16	S.30°09'56"W.	32.30
24	50.00	47°43'28"	41.65	22.12	S.13°46'58"W.	40.45
25	50.00	76°37'56"	66.87	39.51	S.75°57'40"W.	62.00
26	50.00	42°57'18"	37.48	19.67	N.44°14'43"W.	36.61
27	25.00	82°13'56"	35.88	21.82	N.63°58'23"W.	32.88
28	870.00	07°22'52"	112.08	56.11	S.78°41'26"W.	112.00
29	870.00	07°22'52"	112.08	56.11	S.86°04'18"W.	112.00
30	870.00	07°58'31"	121.10	60.65	N.86°15'01"W.	121.00
31	870.00	01°15'45"	19.17	9.59	N.81°37'53"W.	19.17
32	470.00	00°56'02"	7.66	3.83	N.81°28'01"W.	7.66
33	470.00	15°46'32"	129.41	65.12	N.89°49'18"W.	129.00
34	470.00	07°17'26"	59.80	29.94	S.78°38'43"W.	59.76
35	25.00	55°09'00"	24.06	13.06	S.47°25'30"W.	23.15
36	45.00	05°35'36"	4.39	2.20	S.22°38'48"W.	4.39
37	45.00	46°47'54"	36.75	19.47	S.48°50'32"W.	35.74
38	45.00	46°12'53"	36.30	19.20	N.84°39'04"W.	35.32
39	45.00	115°47'23"	90.94	71.72	N.03°38'57"W.	76.24
40	45.00	20°45'14"	16.30	8.24	S.64°37'22"W.	16.21

NOTES.

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT.
- 2) ○ DENOTES PERMANENT CONTROL POINT.
- 3) (R) DENOTES RADIAL LINE.
- 4) B.M. 25.0' UNLESS OTHERWISE NOTED. (MEASURED FROM STREET)
- 5) P.C. DENOTES POINT OF CURVATURE.
- 6) P.R.C. DENOTES POINT OF REVERSE CURVE.
- 7) T. DENOTES POINT OF TANGENT.
- 8) ALL RADII 25.00' UNLESS OTHERWISE NOTED.
- 9) BEARINGS BASED ON HECKSHER DRIVE ESTATES UNIT No. 3 P.B. 24 P.G. 8
- 10) CERTAIN EASEMENTS ARE FOR EXCLUSIVE J.E.A. USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.
- 11) AN UNOBSTRUCTED EASEMENT OVER ALL LOTS IS RESERVED FOR INGRESS, EGRESS AND MAINTENANCE OF THE SEPTIC TANK AND EFFLUENT PUMPING SYSTEM LOCATED ON EACH LOT. THE EASEMENT SHALL BE FOR THE APPLICABLE UTILITY COMPANY OWNING AND MAINTAINING THE SYSTEM.
- 12) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.